

January 14, 2004

The Organizational Meeting of the Rockingham County Board of Supervisors was held on Wednesday, January 14, 2004, at 3:00 p.m. at the Rockingham County Administration Center, Harrisonburg, Virginia. The following members were present:

PABLO CUEVAS, Election District #1
CHARLES W. AHREND, Election District #2
DEE E. FLOYD, Election District #3
WILLIAM B. KYGER, JR., Election District #4
MICHAEL A. BREEDEN, Election District #5

Also present:

JOSEPH S. PAXTON, County Administrator
G. CHRIS BROWN, County Attorney
STEPHEN G. KING, Deputy County Administrator
JAMES L. ALLMENDINGER, Director of Finance
RHONDA G. HENDERSON, Director of Planning
JENNIFER M. HOOVER, Director of Public Works
FRANKLIN P. O'BYRNE, Director of Information Systems
DIANA C. STULTZ, Zoning Administrator
ROBERT A. SYMONS, Fire and Rescue Chief
WILLIAM L. VAUGHN, Director of Community Development
DOTTIE L. BOWEN, Deputy Clerk
DONALD F. KOMARA, Resident Engineer
Virginia Department of Transportation

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CALL TO ORDER
PLEDGE OF ALLEGIANCE
INVOCATION.

Administrator Paxton called the meeting to order at 3:00 p.m.

Public Works Director Hoover led the Pledge of Allegiance, and Supervisor Kyger gave the Invocation.

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REORGANIZATION OF THE BOARD - 2004.

ELECTION OF CHAIRMAN.

On motion by Supervisor Cuevas, seconded by Supervisor Breeden and carried by a vote of 4 to 0 to 1, voting recorded as follows: AHREND - ABSTAIN; BREEDEN - AYE;

CUEVAS - AYE; FLOYD - AYE; KYGER - AYE; the Board elected Charles W. Ahrend as Chairman for 2004.

Thanking the Board for its confidence in him and noting that he looked forward to serving as Chairman for the Year 2004, Chairman Ahrend made the following statement.

"I am not a natural born speaker like Mr. Cuevas or Mr. Kyger, but I would like to say a few words before taking over as Chairman for 2004. I have seen many changes over these past 16 years and the last election was closer than usual. I am fully aware of some discontent in my constituency. Growth and the loop road were two of the primary election issues facing me. A group tried to defeat Billy Kyger and me during the recent campaign but the votes were not there. Everybody is not against a connector road system around Harrisonburg and growth is inevitable, especially if we want to keep our young people employed in our County. Overall, I believe that we as a Board (with the help of staff) have done a relatively good job of managing our County and I know we (Rockingham County) are envied by many other localities. However, there are many challenges facing us in the years ahead.

"Budget time is drawing near and already there are many appeals for increased funding in 2004. We will have a real challenge to maintain our real estate rate, but this should be one of our objectives. I also would like us to consider eliminating the farm machinery tax and, as soon as possible, establish a county meals tax with a percentage of this directed at tourism. I am also hopeful that a new taxing structure will come out of Richmond to reduce the dependency on the real estate tax. Farmers who own the largest percentage of real estate in the County are adversely affected by our continuous growth. As development occurs, real estate values escalate and although the real estate tax rate has been stabilized, the out of pocket taxes for farmers have dramatically increased over the years. If people want to preserve agriculture and save the family farm, they must ask themselves if they are willing to pay the price for easements, etc. Profitability in agriculture has become a greater challenge over the past years.

"We should continue to work with the City of Harrisonburg in every way possible to reduce the costs of services for our tax payers and still maintain a high level of protection for our people of both communities.

"I feel that this Board will continue our philosophy of agreeing to disagree but still be agreeable. I look forward to working with you all on the many challenges that we will face during the coming years. Thank you for your vote of confidence by making me the 2004 Chairman and I will do my best in this capacity."

ELECTION OF VICE-CHAIRMAN.

On motion by Supervisor Kyger, seconded by Supervisor Floyd and carried by a vote of 4 to 0 to 1, voting recorded as follows: AHREND - AYE; BREEDEN - AYE; CUEVAS - ABSTAIN; FLOYD - AYE; KYGER - AYE; the Board elected Pablo Cuevas as Vice Chairman for 2004.

Vice-Chairman Cuevas thanked the Board for its confidence in him and wished Chairman Ahrend a successful year as Chairman.

SETTING OF DAY AND TIME OF REGULAR MEETINGS.

On motion by Supervisor Cuevas, seconded by Supervisor Breeden and carried by a vote of 5 to 0, voting recorded as follows: AHREND - AYE; BREEDEN - AYE; CUEVAS - AYE; FLOYD - AYE; KYGER - AYE; the Board set the 2004 meeting schedule as follows: the second Wednesday of each month at 3:00 p.m. and the fourth Wednesday of each month at 6:00 p.m., with the following exceptions: the first meeting in April, on April 14, 2003, which will include a public hearing on the proposed budget for FY 2003-04 will be held at Spotswood High School and will begin at 2:00 p.m. In addition, there will be only one meeting held in November on November 17 at 3:00 p.m. and one meeting in December on December 15 at 3:00 p.m.

The Board will continue the following policy that was established in 1995:

If a meeting cannot be held due to inclement weather or for any reason as determined by the Chairman, or the Vice-Chairman if the Chairman is not available, the meeting will be held at the scheduled time on the following Wednesday.

REVIEW OF COMMITTEE ASSIGNMENTS.

The Board received the following 2004 Chairman's Committee assignments.

BOARD OF SUPERVISORS

2004 Chairman's Committee Appointments

BUILDINGS AND GROUNDS:

Charles Ahrend
Mike Breeden

RELATED LANDS (Federal):

Mike Breeden
Rhonda Henderson

PUBLIC WORKS:

Pablo Cuevas
Mike Breeden

REGIONAL JAIL COMMITTEE:

(Policies, Programs, Etc.)
Mike Breeden
Dee Floyd

AUTOMOBILE:

William Kyger
Dee Floyd

**CENTRAL SHENANDOAH
PLANNING DISTRICT
COMMISSION:**

William Kyger
Dee Floyd

AIRPORT:

William G. O'Brien

VACo LIAISON:

William Kyger

CITY-COUNTY LIAISON:

Charles Ahrend
Pablo Cuevas

AUGUSTA/ROCKINGHAM

LIAISON COMMITTEE
William Kyger
Dee Floyd

SCHOOL BOARD LIAISON:

Pablo Cuevas
Charles Ahrend

**VISITORS/CONVENTION
BUREAU:**

Pablo Cuevas

SOCIAL SERVICES:

FINANCE:

Mike Breeden

Pablo Cuevas
Charles Ahrend

ENVIRONMENTAL ISSUES:
(TBA as appropriate)

DATA PROCESSING ADVISORY:
William Kyger

TOWNS/COUNTY LIAISON:
William Kyger
Dee Floyd

PERSONNEL-RELATED
(Ad Hoc):
Chairman
Vice-Chairman

CHAMBER OF COMMERCE:

Charles Ahrend

Rockingham Public
Library
Charles Ahrend

HARRISONBURG/ROCKINGHAM CCJB
Pablo Cuevas

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PRESENTATION TO 2003 CHAIRMAN BY THE 2004 CHAIRMAN.

Chairman Ahrend presented a plaque to 2003 Chairman Floyd in recognition of his service and thanked him for his hard work and dedication over the past year.

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APPROVAL OF MINUTES.

On motion by Supervisor Kyger, seconded by Supervisor Floyd and carried by a vote of 5 to 0, voting recorded as follows: AHREND - AYE; BREEDEN - AYE; CUEVAS - AYE; FLOYD - AYE; KYGER - AYE; the Board approved the minutes of the regular meeting of December 17, 2003.

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APPOINTMENTS.

On motion by Supervisor Cuevas, seconded by Supervisor Kyger and carried by a vote of 5 to 0, voting recorded as follows: AHREND - AYE; BREEDEN - AYE; CUEVAS - AYE; FLOYD - AYE; KYGER - AYE; the Board made the following appointments.

Clerk to the Board of Supervisors:
Joseph S. Paxton

Emergency Services:

Joseph S. Paxton, Director
Stephen G. King, Deputy Director

Harrisonburg-Rockingham Regional Sewer Authority:*

Stephen G. King, Member, until September 30, 2004
Jennifer M. Hoover, Alternate

Shenandoah Valley Partnership:

William L. Vaughn, Member
Joseph S. Paxton, Alternate

Harrisonburg-Rockingham Community Policy & Management Team:

Stephen G. King, Member
James L. Allmendinger, Alternate

Harrisonburg/Rockingham Weed & Seed Steering Committee:

Stephen G. King

Harrisonburg/Rockingham Metropolitan Planning Organization:

Joseph S. Paxton

**Harrisonburg/Rockingham Metropolitan Planning Organization
Technical Advisory Committee:**

Stephen G. King

Harrisonburg/Rockingham Local Emergency Planning Committee:

Stephen G. King

** On September 30, 2004, Jennifer M. Hoover becomes the member and Stephen G. King becomes the Alternate.*

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TRANSPORTATION DEPARTMENT.

The Board heard Mr. Komara's report on the activities of the Transportation Department.

Supervisor Cuevas asked Mr. Komara to look for a way to secure rights-of-way, at least three years in advance of commencing projects, so that they are not lost, because the property ownership has changed, by the time the project is ready for construction.

Supervisor Breeden referred to a recent accident in front of Elkton Middle School. Mr. Komara said his staff was looking into possible improvements at that location.

In response to a question from Supervisor Breeden, Mr. Komara stated that the resident on Route 33, who had reported a drainage problem, has advised that the problem no longer exists.

In response to a question from Supervisor Floyd, Mr. Komara stated that the traffic study of the speed limit on Route 681 should be completed in about 30 days.

REVENUE SHARING PROGRAM.

In regard to the 2004-05 Revenue Sharing Program and the additional allocation County Primary and Secondary Fund (Revenue Sharing Program) FY 2003-04 (Supplemental), on motion by Supervisor Kyger, seconded by Supervisor Breeden and carried by a vote of 5 to 0, voting recorded as follows: AHREND - AYE; BREEDEN - AYE; CUEVAS - AYE; FLOYD - AYE; KYGER - AYE; the Board

- Indicated its interest in the 2004-05 Revenue Sharing Program and asked Mr. Komara to prepare the necessary documents for approval by the Board at a future Board meeting. The Board asked the County Administrator to notify the towns that these funds are available.
- Agreed to request \$100,000 from the additional allocation County Primary and Secondary Fund (Revenue Sharing Program) FY 2003-04 (Supplemental) for improvements to Route 644.

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HARRISONBURG-ROCKINGHAM FREE CLINIC.

The Board heard a presentation concerning the activities of the Harrisonburg-Rockingham Free Clinic by Elly Swecker, Executive Director.

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COUNTY ADMINISTRATOR'S STAFF REPORT.

The Board received and reviewed Mr. Paxton's staff report dated January 3, 2004, including information concerning the Coors economic development grant, Resort Drive improvement project, meeting with Congressman Goodlatte regarding relocation of a portion of the Norfolk Southern Railroad, a request from the Bridgewater Little League, a citizen donation to the Recreation Department, Harrison (ECC) renovations, the community center located in Timberville, relocation of the Virginia Program for Aging Services VPAS center, the Sheriff's request regarding LEOS coverage for additional employees, and extension of the Little North Mountain Tower lease.

On motion by Supervisor Cuevas, seconded by Supervisor Kyger and carried by a vote of 5 to 0, voting recorded as follows: AHREND - AYE; BREEDEN - AYE; CUEVAS - AYE; FLOYD - AYE; KYGER - AYE; the Board named the new community center in Timberville "Plains District Community Center"

On motion by Supervisor Kyger, seconded by Supervisor Breeden and carried by a vote of 5 to 0, voting recorded as

follows: AHREND - AYE; BREEDEN - AYE; CUEVAS - AYE; FLOYD - AYE; KYGER - AYE; the Board agreed to engage a study to provide an actuarial valuation of the impact of approving the Sheriff's request (to expand Law Enforcement Officers Supplement to the Virginia Retirement System to include correctional officers) at a cost of \$1,000, to be funded jointly by the County and the City of Harrisonburg. Up-front funding for this Study will be provided by a transfer from the Contingency to (001-03302) Jail.

On motion by Supervisor Floyd, seconded by Supervisor Kyger and carried by a vote of 5 to 0, voting recorded as follows: AHREND - AYE; BREEDEN - AYE; CUEVAS - AYE; FLOYD - AYE; KYGER - AYE; the Board adopted the following Resolution 04-01, authorizing the inclusion of Board members under Workers Compensation insurance coverage.

RESOLUTION NO. 04-01

BE IT RESOLVED that members of the Rockingham County Board of Supervisors are hereby authorized to be included as employees for the purposes of the Workers' Compensation Act of the Commonwealth of Virginia and entitled to all coverage provided under said Act.

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DEPUTY COUNTY ADMINISTRATOR'S STAFF REPORT.

The Board received and reviewed Mr. King's staff report dated January 9, 2004, concerning the Harrisonburg-Rockingham Regional Sewer Authority's capital improvement project at the Mt. Crawford facility. He advised that there would be no expense to the localities. Funding will be from HRRSA Sewer Revenue Bond Series 2003 and debt service from Industrial Sludge Treatment Fees. The contractor is F.L. Showalter, Inc., of Lynchburg, Virginia.

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FINANCE DIRECTOR'S STAFF REPORT.

On motion by Supervisor Kyger, seconded by Supervisor Breeden and carried by a vote of 5 to 0, voting recorded as follows: AHREND - AYE; BREEDEN - AYE; CUEVAS - AYE; FLOYD - AYE; KYGER - AYE; the Board adopted the following FY 2003-04 Budget Amendment to allow a transfer from the County General Fund Reserve to the Water and Sewer Fund to permit the balance of funding for the extension of water and sewer lines from an area near Route 11 to an area east of I-81 near the Wal-Mart Distribution Center. This proposal was the subject of a public hearing on December 17, 2003.

Amendment
Fiscal Year 2003-2004 Adopted Budget

Revenues:

| | |
|----------------------------|-----------|
| General Fund | |
| Fund Reserve | \$665,117 |
| Water and Sewer Fund | |
| Transfer from General Fund | \$665,117 |

Expenditures:

| | |
|-----------------------------------|-----------|
| General Fund | |
| Transfer to Water and Sewer Fund | \$665,117 |
| Water and Sewer Fund | |
| Water and Sewer Line-Rt. 11 South | \$665,117 |

On motion by Supervisor Cuevas, seconded by Supervisor Breeden and carried by a vote of 5 to 0, voting recorded as follows: AHREND - AYE; BREEDEN - AYE; CUEVAS - AYE; FLOYD - AYE; KYGER - AYE; as recommended by the Finance Committee, the Board:

For Court Services, approved a Supplemental Appropriation: \$5,400 GL Code: 001-02110-700-3302-000 (ICHRIS) as requested by the ICHRIS Administrator for video conferencing for the circuit court for this fiscal year. The City will pay one-half of this cost.

For Social Services, approved a Supplemental Appropriation: \$120,000 GL Code: 220-05302-200-5757-000 (VIEW Purchased Services), as requested by the Director of Social Services, which funds are used to aid clients in getting and keeping employment. The program is funded 100% from State and Federal funds with no local match.

For Social Services, approved a Supplemental Appropriation: \$16,000 GL Code: 220-05302-200-5739-000(Head Start), as requested by the Director of Social Services, which funds are used for the federal Head Start program and will require no local match.

For Recreation & Facilities, approved a Supplemental Appropriation: \$25,000 GL Code: (001-07104) Recreation-Activities & Programs, as requested by the Director of Recreation & Facilities, to upgrade the little league baseball facilities in Bridgewater. Funding to come from the General Fund.

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PUBLIC WORKS DIRECTOR'S STAFF REPORT.

The Board received and reviewed Ms. Hoover's staff report dated January 9, 2004, including information concerning progress on the sewer project for Route 11 North; Lilly Gardens; Countryside water system; Penn Laird Drive and Water Tower Road sewer; Lakewood/Massanetta Springs pump station, Spotswood High School waterline extension, Wal-Mart water and sewer project, Three Springs back-up power and McGaheysville WWTP Dechlorination.

She advised that a new engineering technician, Phillip Rhodes, will begin work on February 2, 2004.

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COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT.

The Board received and reviewed Mr. Vaughn's staff report dated January 8, 2004, including information concerning Planning Commission activities, the draft Comprehensive Plan, the McGaheysville Area Comprehensive Plan, priority projects underway and summary of upcoming requests.

On motion by Supervisor Breeden, seconded by Supervisor Cuevas and carried by a vote of 5 to 0, voting recorded as follows: AHREND - AYE; BREEDEN - AYE; CUEVAS - AYE; FLOYD - AYE; KYGER - AYE; the Board removed from the table RZ03-21, request of Great Eastern Resort Corporation, c/o Peak Construction, 3779 Palmer Road, Massanutten 22840, (Village Festival Shops & Water Park), to rezone 148.25 acres from RR1 (Residential or Recreational) and A2 (General Agricultural) to PCD (Planned Commercial Development) on tax parcels 129 (A) 27, 42A, 45A, 45B, 45C, 46, and 57, and located east of Resort Drive (Route 644), north of Spotswood Trail (Route 33), and south of Bloomer Springs Road (Route 646), in Election District #5. The Board tabled this request on December 17, 2003.

On motion by Supervisor Breeden, seconded by Supervisor Kyger and carried by a vote of 5 to 0, voting recorded as follows: AHREND - AYE; BREEDEN - AYE; CUEVAS - AYE; FLOYD - AYE; KYGER - AYE; the Board approved RZ03-21, request of Great Eastern Resort Corporation, as follows.

NARRATIVE STATEMENT

VILLAGE FESTIVAL

PLANNED COMMERCIAL DISTRICT

GREAT EASTERN RESORT CORPORATION

August 4, 2003

Revised August 26, 2003

Revised October 26, 2003

"Massanutten Resort, in recent decades, has emerged as one of the most important factors in the economic prosperity and overall character of Rockingham County. The

resort, which includes Woodstone Meadows, is the single most popular tourist destination in the area.

"Under the ownership and operation of Great Eastern Resort Corporation, time-share sales at Massanutten Resort have continued to exceed expectations. This success has created the need to provide additional recreational and leisure time activities at the resort. To meet those needs Great Eastern has developed a plan to establish a Planned Commercial District, which will include a recreational water park, a time-share sales center, hotel buildings and a convenient concentration of retail shops and services selected specifically for the time-share vacationer.

"Project Objectives & Character

"Great Eastern's primary objective in the development of Village Festival is to enhance the vacation experience of the Massanutten Resort time-share community.

"The water park will be a state-of-the-art facility, family oriented to appeal to all ages. Although there will be some outdoor facilities for warmer months, emphasis is on the indoor park, in keeping with Massanutten's 'year round resort' philosophy. Each phase of the indoor park will house nearly one acre of various water related activities, ranging from shallow theme pools for younger children, to pools, slides and spas for older users. The water park building will contain shower facilities and concessions, including food. The water park is planned as an important element in the Resort's recreational activity, supplementing the existing golf courses, ski slopes and the tubing park.

"The commercial development at Village Festival will provide a vacation shopping experience for the Massanutten Resort guest. A variety of shops and services, selected for the vacation market, will be scattered throughout a well landscaped, park-like setting, in small clusters or individually, and will be connected by convenient pedestrian circulation areas. The pedestrian circulation areas will include landscaping, flower beds, planters and features such as benches and picnic tables. The areas around and between the commercial shops may also contain outdoor café dining, ice cream/drink/snack stands, specialty kiosks and other similar seasonal uses.

"Located throughout the commercial project, parking areas will be relatively small, well landscaped and convenient to the retail shops. Although there will be some parking areas between the access street and the commercial buildings, the emphasis will be placed on pedestrian and bicycle travel within the shopping area. Benches, pocket parks and picnic facilities will be located conveniently throughout the commercial development.

"The central area and a focal point of the commercial area will be a large park with a series of small ponds, an element of the storm water management plan, and a small amphitheater. The amphitheater is intended for use as an enhancement to the shopping experience, providing live music, ongoing entertainment or informative programs,

rather than full-scale theatrical productions. It will also serve as a place to rest, relax and picnic when not in use for entertainment.

"The buildings within the commercial area will be designed without a conventional 'front' and 'back' usually associated with retail sales development. Instead buildings will be designed to present an attractive appearance from any side and many of the shops will incorporate a walk through design with multiple entrances as part of the overall pedestrian friendly concept. Due to the nature of the vacation market retail shops, most stores will not have conventional loading doors and docks. Although there will be strategically located loading areas designated throughout the development, most shops do not have the large volume of inventory associated with 'big box' retail, and will receive goods delivered by hand trucks or dollies by way of the pedestrian walkways. In similar vacation market shopping developments, most inventory is delivered by smaller single-unit trucks rather than tractor-trailers.

"The sales center is intended to replace the existing facility at the Woodstone Meadows clubhouse. The new location will make more space available at Woodstone for recreational and administrative uses and will relieve parking and traffic in the clubhouse area. The sales center will be more easily accessible to first time visitors to the resort.

"The existing residence will be used as the reception area for the sales center. An addition of approximately four thousand square feet is planned for office space and closing rooms. A children's playground and a picnic area are planned for the open space to the northwest of the sales center.

"The hotel units are intended primarily for use in the time-share sales program as short-term accommodations for prospective owners. Rooms are also used by Great Eastern for Resort guests and visitors on business. Although rooms may be rented, subject to availability, through the Massanutten rental program, the hotels are not generally advertised or promoted for use by the general public.

"All new development is intended to have a pleasing tasteful appearance. The careful selection of colors, building materials and landscaping elements will insure Village Festival will be an attractive addition to the community.

"Landscaping will be an important element of the Village Festival project. At a minimum, landscaping shall conform to the strict regulations for the Planned Commercial District. Particular attention shall be given to the perimeter buffers. Existing mature trees shall be supplemented with new plantings to create a perimeter screen that shall act as a visual and noise barrier wherever appropriate to protect adjacent properties. In the unlikely event that vegetative screening, alone, will not accomplish the intended purpose, walls, fencing and earthen mounds may be incorporated into the perimeter buffer.

"Approximate Development Schedule

"Construction of Phase I of the indoor water park is scheduled to begin in 2004 and to be completed the following year. The outdoor portion of Phase I is planned to be constructed, either at the same time as the Phase I indoor park, or shortly after completion of the indoor portion.

"Approximately one-half of the water park parking area shown on the Master Plan will be developed concurrently with the first indoor phase.

"At this time, no schedule has been established for construction of Phase II of the water park. The use of Phase I and the rate of time-share sales will dictate the need for Phase II development scheduling.

"Development of the commercial area is scheduled to begin within two years, with the restaurant, the first cluster of shops and, at least, a portion of the park area. The retail area is expected to develop in four phases, over a period of eight years. Each phase will include approximately one-fourth of the total commercial retail development.

"Development of the hotel buildings is planned for construction in four phases. Beginning in 2005, one building will be constructed approximately every two years with build-out planned for 2011.

"The sales center will be developed in a single phase. Construction is expected to begin in the next several years, although no actual beginning date has been established.

"Land Area Sales & Leasing

"The three out-parcels at the southwest corner of the commercial area and the strips of land adjacent to Route 644 and Route 602, designated as additional highway right-of-way, are the only tracts of land expected to be conveyed. Restrictions will be placed on development of the out-parcels to insure that architectural and landscaping standards will be the same as the other portions of Village Festival. Possible uses for the out-parcels include a branch bank, a pharmacy and a dry cleaners.

"Great Eastern may rent or lease commercial buildings or building space for retail or other commercial uses compatible with the character of the development. It is also possible that Great Eastern may enter into an agreement with a commercial development management company, existing or to be established, for the ownership and management of Village Festival.

"Buildings

"The exterior architectural style of all buildings planned for the Village Festival will be aesthetically compatible with the character of the resort. Structures will incorporate the use of exterior siding and stone in keeping with the 'mountain' theme, and will be marked by broken rooflines and walls.

"The majority of the buildings in the commercial area will be one story, although some two story buildings with multi-level entrances are expected on sloping ground and some buildings may be two stories with the upper floor used for office space.

"The combined area of all buildings in the commercial portion is expected to be approximately 150,000 square feet, at build-out.

"The hotel buildings will be three-stories on the lower side and two-stories on the upper. Each hotel building will be approximately 160 feet by 72 feet (about 11,500 square feet) and will contain fifty rooms.

"The sales center will include the existing dwelling on the site and a building addition of approximately 4000 square feet, with ample parking and an outdoor activity area. The activity area will include a children's playground.

"The indoor water park buildings will contain a total of about 80,000 square feet on three levels within a footprint of approximately 54,000 square feet, each phase. The water park buildings will be constructed with an upper and lower grade level entrance in such a manner that the building height will not exceed 45 feet by the County Zoning Ordinance definition of building height.

"Use, Maintenance & Protection of the Property

"Great Eastern Resort Corporation will be solely responsible for the construction, use and maintenance of Village Festival, either directly or through a subsidiary corporation, such as Great Eastern Purveyors, an independent corporation, or one to be established for management of the project.

"Definitive restrictions and covenants will control the use and operation of all leased commercial space and out-parcels to insure the nature, character and quality of the development is not compromised.

"As at Woodstone Meadows, Great Eastern will maintain all roads, parking areas, bicycle and pedestrian ways, open areas and parks, storm water management facilities, lighting and all landscaping and buffer areas.

"Access to the development from the adjoining public roads will be as shown on the Master Plan. There will be no direct access to Route 33 to Village Festival. The three out-lots will be served from the internal road.

There will be no direct access from Route 33 or Route 644 to the out-lots.

"Massanutten Public Service Corporation will provide water and sewage treatment and will own and maintain the water and sewer lines as part of the existing Massanutten system. The wells shown on the Master Plan will be for non-potable uses only.

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INFORMATION SYSTEMS DIRECTOR'S STAFF REPORT.

The Board received and reviewed Mr. O'Byrne's staff report dated January 8, 2004, concerning projects for the ICHRIS server, the Courthouse, videoconferencing, Web Page re-redesign, Eden Gold Financial Software upgrade, Personal Property Software re-write for the Commissioner of the Revenue Office, Real Estate/Reassessment/Land Use Software re-write for the Commissioner of the Revenue Office (nearing completion); equipment for desktop computer software updates, Regional Jail computer and Landfill computer.

Mr. Paxton commended Mr. O'Byrne and his staff on their hard work in advance of installation of the Eden System accounting project.

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FIRE & RESCUE DIRECTOR'S STAFF REPORT.

The Board received and reviewed Chief Symons' staff report dated January 2, 2004, concerning training, prevention division activities, and public education.

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COMMITTEE REPORTS.

The Board heard Committee Reports by Board members and staff.

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CLOSED MEETING.

On motion by Supervisor Kyger, seconded by Supervisor Breeden and carried by the following vote: AHREND - AYE; BREEDEN - AYE; CUEVAS - AYE; FLOYD - AYE; and KYGER - AYE; the Board recessed the meeting from 4:40 to 5:06 p.m. to discuss real property acquisition and disposal and to discuss legal matters with the County Attorney, as set forth by Virginia Code Section 2.2-3771(A)(3) and (7).

At 5:06 p.m., Chairman Ahrend called the meeting back to order and the following motion was adopted.

MOTION: SUPERVISOR KYGER RESOLUTION NO: X04-01
SECOND: SUPERVISOR CUEVAS MEETING DATE: JAN. 14, 2004

CERTIFICATION OF CLOSED MEETING

WHEREAS, the Rockingham County Board of Supervisors has convened a Closed Meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of The Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by this Board of Supervisors that such Closed Meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Rockingham County Board of Supervisors hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the Closed Meeting to which this certification resolution applies; and (ii) only such public business matters as were identified in the motion convening the Closed Meeting were heard, discussed or considered by the Board of Supervisors.

VOTE:

AYES: AHREND, BREEDEN, CUEVAS, FLOYD, KYGER

NAYS: NONE

ABSENT:

CLERK

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RECESS FOR DINNER.

Chairman Ahrend recessed the meeting for dinner at 5:07 p.m.

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PUBLIC HEARING - VDOT SECONDARY SIX-YEAR PLAN FOR FISCAL YEARS 2004-05 THROUGH 2009-10 AND SECONDARY ROAD BUDGET FOR FISCAL YEAR 2004-05.

At 6:30 p.m., Chairman Ahrend declared the meeting open for a Public Hearing on the Virginia Department of Transportation Secondary Six-Year Plan for Fiscal Years 2004-05 through 2009-10 and Secondary Road Budget for Fiscal Year 2004-05.

Mr. Komara advised that a public hearing was required to consider the Secondary Six-Year Plan. He explained that the Plan was broken into several elements. One element includes the Countywide items such as the need for an entrance for a new home, speed studies or overall seeding. Another section is for smaller budget items such as sight distance problems caused by a hill or curve, or drainage concerns. Another element includes the unpaved gravel roads.

There were no requests to speak from Districts 4 and 5 residents.

John Jerrels, District 3, said he lived on the corner of Route 674, on an unpaved road, Route 676, which goes over to Peak View, from which a large amount of traffic is generated. Mr. Komara agreed that the traffic count on this road is high and said he would look into the possibility of adding it to the Unpaved Road list.

Mark Shickle, District 3, Lakeview Circle, asked what had happened with the petition to lower the speed limit on his road. Mr. Komara said he expected to receive the engineering study in about 30 days.

Henry Lilly, District 2, asked when he could see a proposal for how State Highway funds would be spent.

Mr. Komara noted that this hearing was for Secondary Roads.

Mary Alexander, District 2, Antioch Road, Route 768, expressed concern about a drainage problem, where water runs off the road and onto her property. Mr. Komara explained that, although there are about 200 miles of graveled roads in the County, VDOT can build only about 3 to 4 miles per year. He advised that this road was still on the list, and may be closer to the top of the list in a couple of years. He noted that, in the meantime, he would look into the possibility of some minor improvements.

There were no requests to speak from District 1 residents.

Chairman Ahrend closed the public hearing and called the regular session back to order at 6:52 p.m.

On motion by Supervisor Kyger, seconded by Supervisor Breeden and carried by a vote of 5 to 0, voting recorded as follows: AHREND - AYE; BREEDEN - AYE; CUEVAS - AYE; FLOYD -

AYE; KYGER - AYE; the Board approved the VDOT Secondary Six-Year Plan for Fiscal Years 2004-05 through 2009-10 as presented with one exception. The Board moved \$250,000 from Priority 8, the Route 644 Project, to Priority 13, the Route 659 Project, to totally fund that intersection improvement in one year so that the project will be started as soon as the engineering and right-of-way can be accomplished. The Board further approved the Secondary Road Budget for Fiscal Year 2004-05. The estimated allocations are:

Secondary System
County: Rockingham
Construction Program
Estimated Allocations

| Fiscal Year | Incidental Construction | Regular Construction | Unpaved Construction | Total |
|-------------|----------------------------|-------------------------|-------------------------|--------------|
| 2004-05 | \$846,979 | \$1,620,869 | \$900,000 | \$3,367,848 |
| 2005-06 | \$622,600 | \$1,871,465 | \$911,000 | \$3,405,065 |
| 2006-07 | \$172,600 | \$2,244,623 | \$950,000 | \$3,367,223 |
| 2007-08 | \$172,600 | \$2,329,359 | \$910,000 | \$3,411,959 |
| 2008-09 | \$172,600 | \$2,403,698 | \$900,000 | \$3,476,298 |
| 2009-10 | \$172,600 | \$2,403,698 | \$900,000 | \$3,476,298 |
| Totals | \$2,159,979 | \$12,873,712 | \$5,471,000 | \$20,504,691 |

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PUBLIC HEARING - SPECIAL USE PERMIT REQUESTS.

At 6:55 p.m., Chairman Ahrend declared the meeting open for a Public Hearing on the following special use permit requests.

S04-01, request of Gregory Scott Shaffer, 3130 Port Republic Road, Harrisonburg, for a small contractor's business (sign construction) on property located on the west side of Port Republic Road (Route 659) approximately 200 feet north of Osceola Springs Road (Route 704) in Ashby Magisterial District, Election District #3, zoned A-2.

There were no requests to speak on this application.

Supervisor Floyd said he had spoken with the attorney for the applicant, and neither of them could be present for the hearing.

Mr. Brown said the attorney for the applicant had an emergency and could not be present.

S04-02, request of Steven Hughes Hill, 1093 Weavers Road, Harrisonburg, for critical document storage in an existing poultry house on property located on the south side of Weavers Road (Route 726) just west of Eversole Road (Route 766) in Central Magisterial District, Election District #4, zoned A-2.

There were no requests to speak on this application.

Chairman Ahrend said he had spoken with the applicant who wished to find an economically feasible use for the poultry house.

S04-03, request of Jonathan L. Rittenhouse, 5688 Singers Glen Road, Harrisonburg, for an addition to an existing public garage on property located on the north side of Singers Glen Road (Route 763) approximately 1/4 mile east of Muddy Creek Road (Route 752) in Central Magisterial District, Election District #2, zoned A-2.

The applicant was present to answer questions.

No opposition was expressed.

Chairman Ahrend closed the public hearing and called the regular session back to order at 6:58 p.m.

Supervisor Floyd advised that he and Supervisor Breeden had spoken with the attorney for Mr. Shaffer and he had given his assurance that there would be very little traffic associated with the business. He noted that the driveway would be shared with the next door neighbor.

Mr. Brown asked that a condition be added to prohibit on-site retail sales.

On motion by Supervisor Floyd , seconded by Supervisor Breeden and carried by a vote of 5 to 0, voting recorded as follows: AHREND - AYE; BREEDEN - AYE; CUEVAS - AYE; FLOYD - AYE; KYGER - AYE; subject to the following conditions, the Board approved S04-01, request of Gregory Scott Shaffer, 3130 Port Republic Road, Harrisonburg, for a small contractor's business (sign construction) on property

located on the west side of Port Republic Road (Route 659) approximately 200 feet north of Osceola Springs Road (Route 704) in Ashby Magisterial District, Election District #3, zoned A-2.

- (1) The use shall be located in substantial accordance with plot plan as approved by the Board of Supervisors.
- (2) Any alterations to the building shall comply with the Virginia Uniform Statewide Building Code. A permit shall be obtained to convert the private garage to a commercial use.
- (3) This business shall meet all requirements of the State Fire Prevention Code, and applicant shall meet with the County Fire Marshall to determine those regulations.
- (4) This permit is contingent upon a site plan being submitted to and approved by the County. No permits shall be issued by the Department of Community Development and no work shall be done on the property until such time as a site plan is approved.
- (5) All regulations regarding small business contractors shall be met.
- (6) In accordance with VDOT regulations no vehicles shall back on to or off of Port Republic Road.
- (7) VDOT reserves the right to require future entrance upgrades should conditions warrant.
- (8) There shall be no outside storage of materials or signs permitted.
- (9) On-premise advertising sign shall comply with the Rockingham County Code, and a permit shall be obtained for any sign.
- (10) There shall be no off-premise signs allowed unless all County and VDOT requirements for outdoor advertising signs are met.
- (11) Off-street parking shall comply with the Rockingham County Code.
- (12) This business shall not begin operation until such time as a certificate of occupancy is issued by the County if required by the Building Official. If required, no certificate of occupancy shall be issued until all other conditions of this permit are met.
- (13) There shall be no on-site retail sales associated with this business.

Advising that he had visited the Hill site several times and the documents to be stored were doctors' reports, Chairman Ahrend asked for a motion for approval of the Hill request.

On motion by Supervisor Kyger, seconded by Supervisor Breeden and carried by a vote of 5 to 0, voting recorded as

follows: AHREND - AYE; BREEDEN - AYE; CUEVAS - AYE; FLOYD - AYE; KYGER - AYE; subject to the following conditions, the Board approved S04-02, request of Steven Hughes Hill, 1093 Weavers Road, Harrisonburg, for critical document storage in an existing poultry house on property located on the south side of Weavers Road (Route 726) just west of Eversole Road (Route 766) in Central Magisterial District, Election District #4, zoned A-2.

- (1) The use shall be located in substantial accordance with plot plan as approved by the Board of Supervisors.
- (2) Building shall comply with the Virginia Uniform Statewide Building Code, and permits shall be obtained to convert this from a farm building to a commercial use.
- (3) A permit shall be obtained from VDOT's Residency Office to install two private subdivision standard entrances (24' width, 25' radii, and paved). A copy of said permit shall be submitted to the Community Development Department prior to issuance of a building permit. Entrance shall be installed prior to issuance of a certificate of occupancy.
- (4) VDOT reserves the right to require future entrance upgrades should conditions warrant.
- (5) In accordance with Health Department regulations, there shall be no drinking water usage and no sewage disposal system associated with this use.
- (6) This business shall meet all requirements of the State Fire Prevention Code, and applicant shall meet with the County Fire Marshall to determine those regulations.
- (7) Applicant shall not use the property for the commercial storage of explosives, fuels or other flammable materials, or goods or products that contain, emit, produce, or generate toxic or hazardous substances in such quantities or in such manner which would require reporting under The Emergency Planning and Community Right to Know Act, 42 USC §11001 et seq. or The Comprehensive Environmental Response, Compensation and Liability Act, 42 USC §9601 et seq.
- (8) This permit is contingent upon a site plan being submitted to and approved by the County. No permits shall be issued by the Department of Community Development and no work shall be done on the property until such time as a site plan is approved.
- (9) On-premise advertising sign shall comply with the Rockingham County Code, and a permit shall be obtained for any sign.
- (10) There shall be no off-premise signs allowed unless all County and VDOT requirements for outdoor advertising signs are met.
- (11) Off-street parking shall comply with the Rockingham County Code.
- (12) This business shall not begin operation until such time as a certificate of occupancy is issued by the County if required by the Building Official. If required, no certificate of occupancy shall be issued until all other conditions of this permit are met.

Noting that Mr. Rittenhouse had "done a wonderful job with his garage," Chairman Ahrend asked for a motion for approval.

On motion by Supervisor Cuevas, seconded by Supervisor Breeden and carried by a vote of 5 to 0, voting recorded as follows: AHREND - AYE; BREEDEN - AYE; CUEVAS - AYE; FLOYD - AYE; KYGER - AYE; subject to the following conditions, the Board approved S04-03, request of Jonathan L. Rittenhouse, 5688 Singers Glen Road, Harrisonburg, for an addition to an existing public garage on property located on the north side of Singers Glen Road (Route 763) approximately 1/4 mile east of Muddy Creek Road (Route 752) in Central Magisterial District, Election District #2, zoned A-2.

- (1) The use shall be located in substantial accordance with plot plan as approved by the Board of Supervisors.
- (2) Addition shall comply with the Virginia Uniform Statewide Building Code, and the proper permits shall be obtained.
- (3) VDOT reserves the right to require future entrance upgrades should conditions warrant.
- (4) In accordance with Health Department comments, there shall be no increased water usage, and the addition shall not encroach on the sewage disposal system or its components.
- (5) This permit is contingent upon a site plan being submitted to and approved by the County. No permits shall be issued by the Department of Community Development and no work shall be done on the property with regard to this addition until such time as a site plan is approved.
- (6) Off-street parking shall comply with the Rockingham County Code.
- (7) On-premise advertising sign shall comply with the Rockingham County Code, and a permit shall be obtained for any sign.
- (8) There shall be no off-premise signs allowed unless all County and VDOT requirements for outdoor advertising signs are met.
- (9) All conditions of the 1999 special use permit shall remain in effect and shall be enforced.
- (10) This business shall not begin operation until such time as a certificate of occupancy is issued by the County if required by the Building Official. If required, no certificate of occupancy shall be issued until all other conditions of this permit are met.

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**PUBLIC HEARING - PROPOSED COMPREHENSIVE PLAN
FOR 2020 AND BEYOND.**

At 7:01 p.m., Chairman Ahrend declared the meeting open for a Public Hearing on the proposed Comprehensive Plan for 2020 and Beyond.

Steve Sisson, Planning Commission Chairman; Dewey Ritchie, Planning Commission Vice-Chairman; and Chris Runion, Planning Commission member, made the following presentations.

Steven Sisson, Planning Commission Chair, began the presentation.

*Comprehensive Plan
for
2020 and Beyond*



1

SLIDE 1

Good evening: Ladies and Gentleman and the members of the Rockingham County Board of Supervisors, Mr. Paxton, and county staff. Tonight, county residents will be asked to participate with the updated Comprehensive Plan -- *The Comprehensive Plan for 2020 and Beyond* -- through the public hearing process.

What is a comprehensive plan?

Virginia Law requires localities to adopt comprehensive plans - such plans essentially provide land use or land "budgets" - A comprehensive plan projects the amount of residential and non-residential land usage needed by a community over the next twenty years - and beyond.

The county comprehensive planning update process includes the Natural Environment; Community Appearance & Urban Design; Housing & Neighborhoods; Transportation; Utility Services; Information Technology; Community Facilities & Human Services; Parks & Recreation; Open Space & Greenways; Public Safety; and Economic Development.

The plan is all encompassing. This is not a single-issue plan.

Why plan?

The comprehensive plan provides a framework, makes specific recommendations and prioritizes those into an action plan. Please note that a comprehensive plan is merely advisory in nature - and is not legally binding with public decisions.

Our comprehensive plan challenge is like every community in Virginia. Rockingham County is losing its open space, natural areas, forest and farmland and historical sites at an alarming rate. And preserving these lands is critical to our local economy and quality of life.

Remember, our civic priorities reflect what kind of county, and community we are - and the value we place of our diverse, and ever changing community; along with an appreciation for our environment - the natural surroundings, and quality of life issues.

Citizen Involvement

14 Community Meetings to Receive Input:

- November 2000 through February 2001
- Held throughout the County

15 CAC Meetings: from March 2, 2001 to June 25, 2002

- Including:
 - Michael Chandler: "The Role of Comprehensive Planning" covered state laws regarding Comprehensive Plans, the basic steps in the plan preparation process
 - Special Citizen Advisory Committee All-Day Workshop

6 Community Meetings to Present the CAC's Draft Plan:

- April 16 through May 2, 2002
- Held at the following locations throughout County
 - Peak View Elementary
 - Turner Ashby High
 - Fulks Run Elementary
 - South River Elementary
 - Broadway High
 - Elkton Middle

Staffs Presentations to Organizations

Fall 2000

Keezletown Ruritan Club

May 8, 2001

RMH Wellness Center Administrative Staff

April 12, 2001

Working Women's Forum

December 19, 2001

Bridgewater Rotary Club

Comprehensive Plan for 2020 and Beyond

The Projections

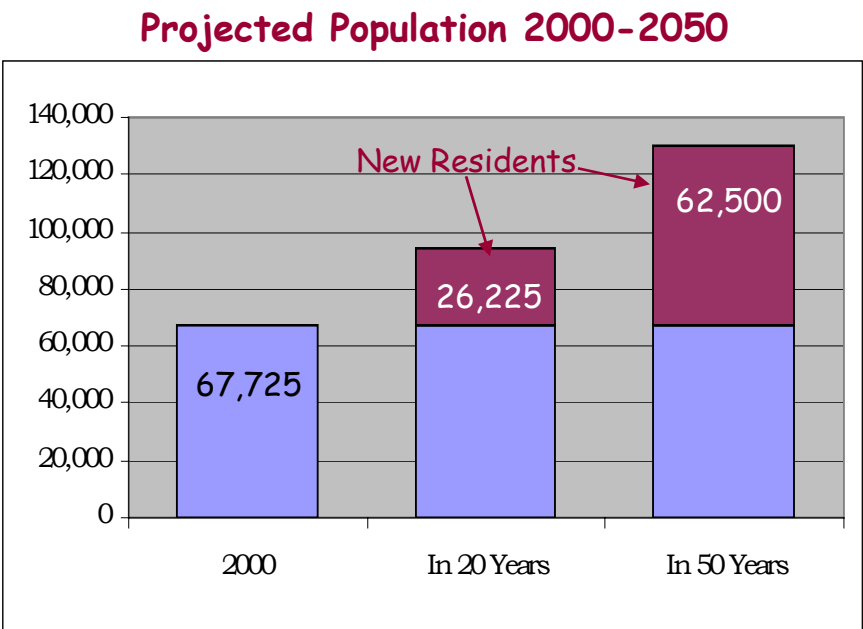
- Population
- Housing Units
- Employment

2

SLIDE 2

Projections

The County’s plans and policies for guiding and managing development, infrastructure, environmental quality and land use changes, during the course of the next several decades, are based on the following projections.



3

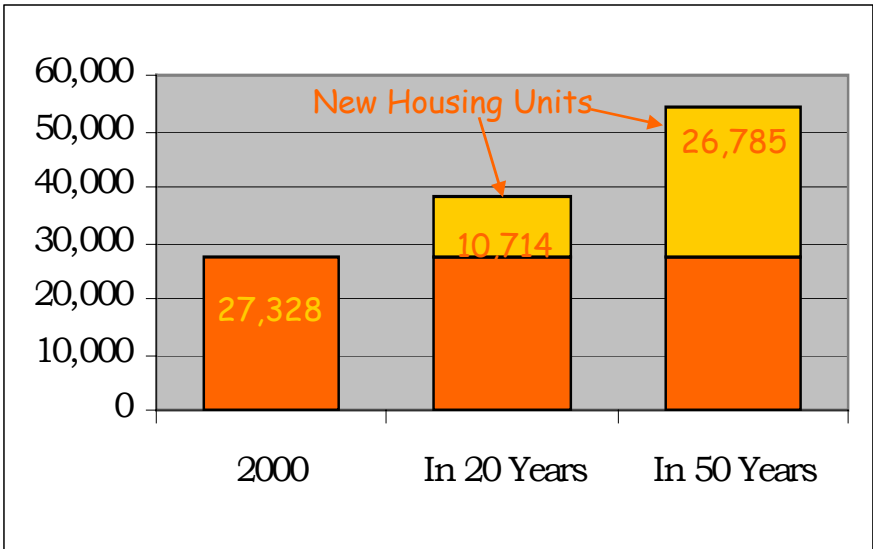
SLIDE 3

Population

Over the past decade, the County population has grown 18%, from a population of 57,482 in 1990 Census, to 67,725 in 2000 Census. Both the County’s population and employment are expected to continue to grow at a steady rate.

The County expects to have to absorb approximately 26,000 additional people by 2020, resulting in an estimated 94,000 residents. By 2050, the total population is projected to be about 130,000 (an additional 62,500 persons over the 2000 population).

Projected Housing Needs 2000-2050



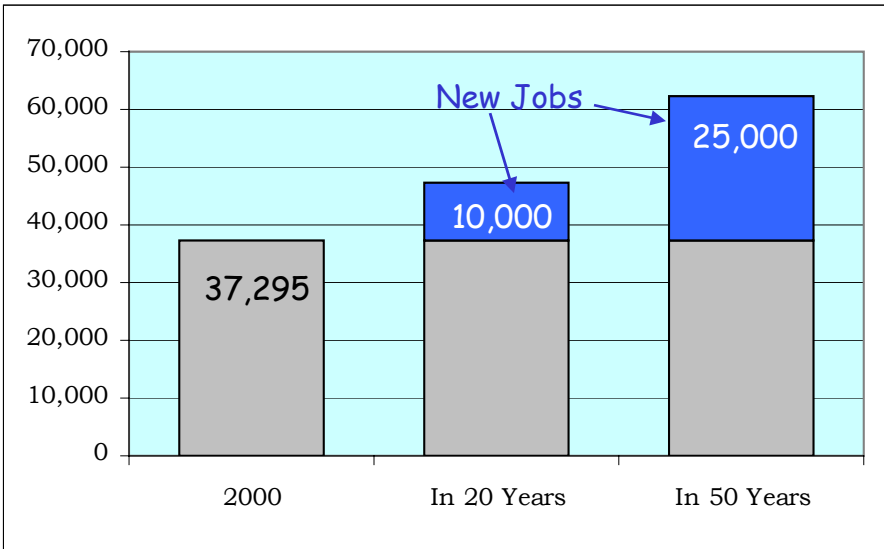
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SLIDE 4

Housing Units

In 2000, 27,328 housing units were in the County. Based on the expected population increases, there will be a need for approximately 11,000 additional housing units by 2020 (total of about 38,000) and an additional 27,000 units by 2050, resulting in about 54,000 total housing units in the County.

Projected New Jobs 2000-2050



5

SLIDE 5

Employment

In 2000, the County had 37,295 jobs. Based on the expected population increase, approximately 10,000 additional jobs will be in the County by the year 2020 and roughly 25,000 additional jobs by the year 2050.

And now Mr. Dewey Ritchie will continue the presentation.

Comprehensive Plan for 2020 and Beyond

Residential Land Demands

Rural versus Urban Scenarios

- Pattern 1 - 50/50**

- Pattern 2 - 66/33**

- Pattern 3 - 80/20**

6

SLIDE 6

Mr. Ritchie said he would like to publicly recognize you the members of the Rockingham County Board of Supervisors for the wise choices of the 20 citizens that made up the Citizens Advisory Committee. You made a wise selection in each person.

An old Indian Chief is credited with stating—"We do not own the land we only borrow it from our children and they in turn borrow it from their children. How different the face of the landscape has changed over the years and will continue to change.

What will Rockingham County look like? How much demand for land will housing and industry require? What will be the locations for these demands?

Mr. Ritchie said he started his employment with Rockingham County in 1971. In 1971 the City of Harrisonburg did not cross Interstate 81. Cloverleaf Shopping Center was in the County. The Shenandoah Valley Livestock Sales was in Rockingham County and not the city of Harrisonburg. Harrisonburg has grown west and south as well.

In making a forecast for future demands for residential land the Citizens Advisory Committee studied three patterns for land consumption. The Plan before you contains three scenarios used to forecast residential land demand.

Rural versus Urban Scenarios:

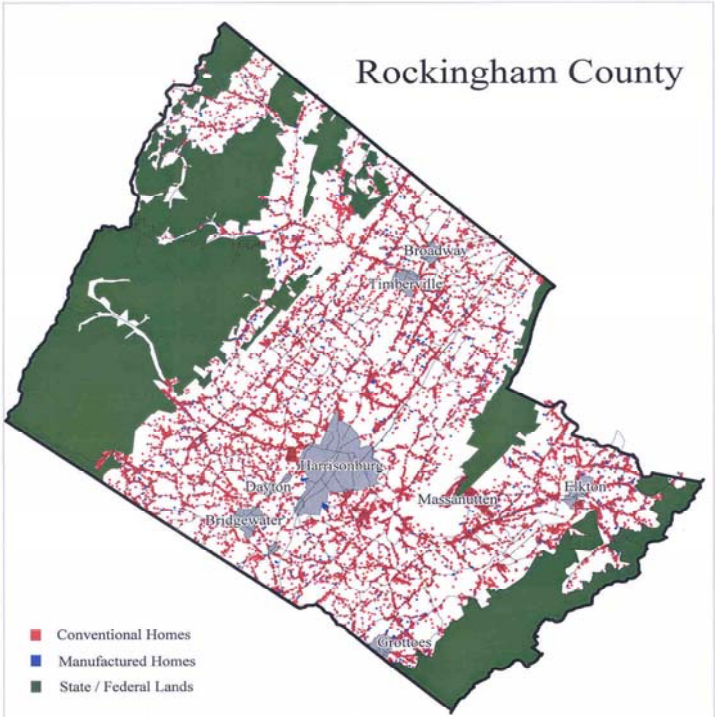
- 1) Pattern 1—50/50
- 2) Pattern 2—66/33
- 3) Pattern 3—80/20

The Citizens Advisory Committee and Planning Commission studied all three before recommending a course of action. The first two development patterns are not supported by this Plan.

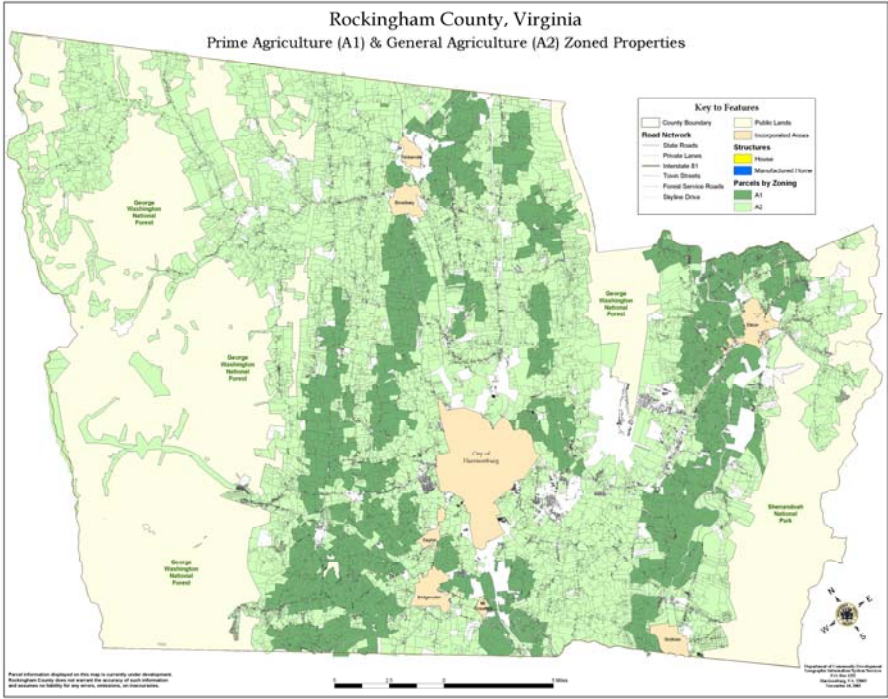
Pattern 1—50%/50%

This pattern of 50% of the residential development located

in rural areas, where housing must rely on private wells and septic systems and 50% in urban areas where they are served by public water and sewer. The 50/50 is almost a complete mirror of what is being accomplished now. The direction of this pattern is not the direction that we would like to continue.



7



SLIDE 7 & 8

Mr Ritchie explained that, on the map being projected, each house in the County is represented by a red dot.

Pattern 2–66%/33%

This second development pattern, is part of the 1993 Comprehensive Plan. One-third of the residences in rural areas private wells and septic. Two-thirds are in urban areas on public water and sewer. As stated, neither of these two development patterns are supported by the Comprehensive Plan before you.

Pattern 3—80%/20%

The comprehensive Plan before you supports this pattern:

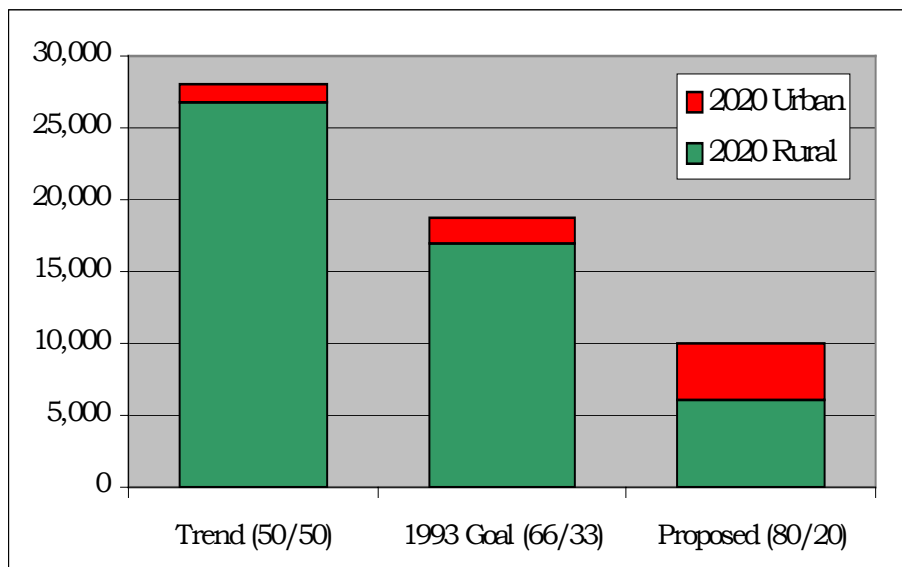
- 20% of residential development would occur in rural areas
- 80% of residential development around the towns of the county and the City of Harrisonburg

This pattern of growth is a bold statement. We live in the leading agricultural county in the State. What this pattern does is state that we want agriculture to continue to be a healthy vibrant industry in Rockingham County.

- 1) This pattern relieves the future pressures put on the agricultural community by directing 80% of future housing in a urban setting and reducing the demand for agriculture land for housing.
- 2) This pattern for growth is good for the environment in that it will lower the demand for future septic systems.
- 3) It will reduce the future increase of vehicle traffic shared by heavy trucks supporting the farming community.
- 4) It will enable a quicker response time of emergency service providers to a larger portion of the citizens.

To accomplish this 80/20 pattern the Comprehensive Plan goals, strategies, and actions must be implemented.

Projected Land Demands 2000-2020



9

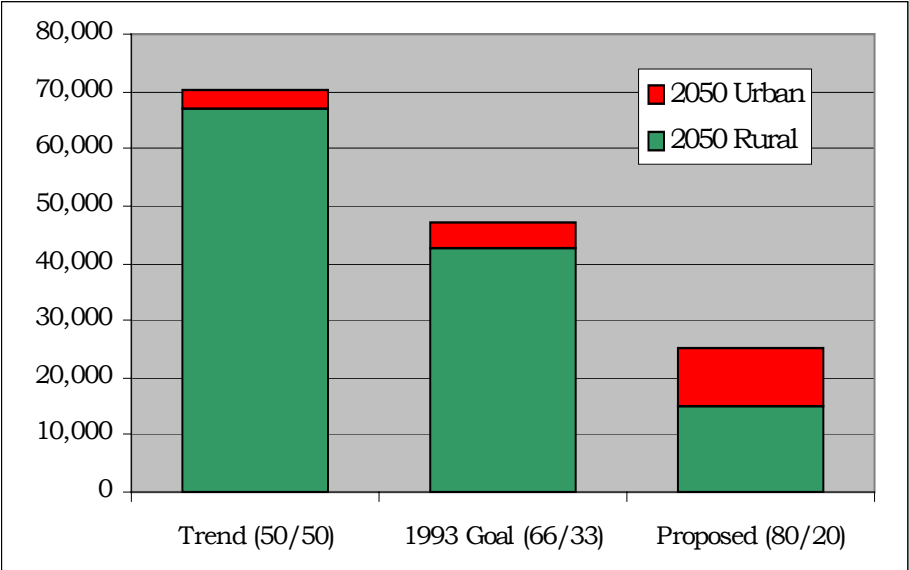
SLIDE 9

Compare the three patterns for the projected land demands. If the past trend of roughly 50% rural and 50% urban development continues, the estimated amount of land needed would be:

Year 2020

- 1) 27,000 acres could be consumed in the rural areas
- 2) About 1,300 acres could be consumed in the urban areas
- 3) A total of about 28,300 acres would most likely be needed for residential development

Projected Land Demands 2000-2050



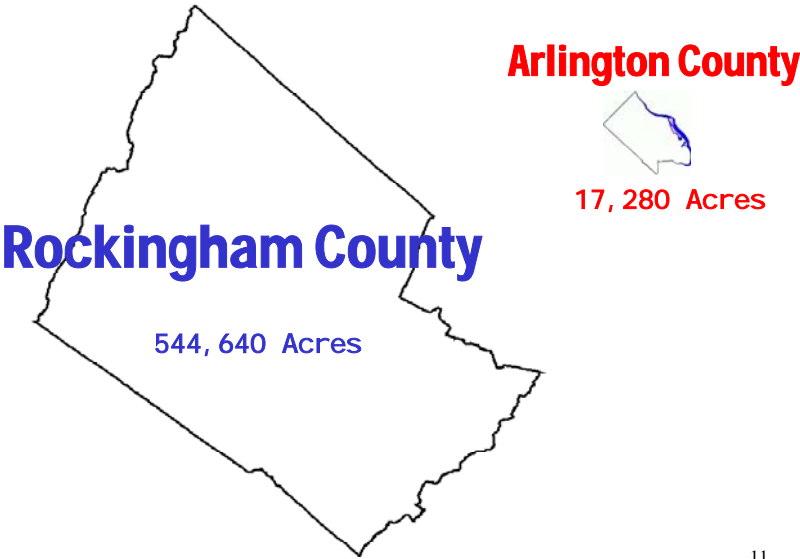
10

SLIDE 10

- Year 2050
- 1) About 67,000 acres could be consumed in the rural areas.
 - 2) About 3,000 acres could be consumed in the urban areas.
 - 3) A total of 70,000 acres may be needed to feed this consumption of land for residential development.

This is the present path of land consumption that we have been traveling. This Comprehensive Plan DOES NOT support the continuation of this road way into the future.

Total Land Area

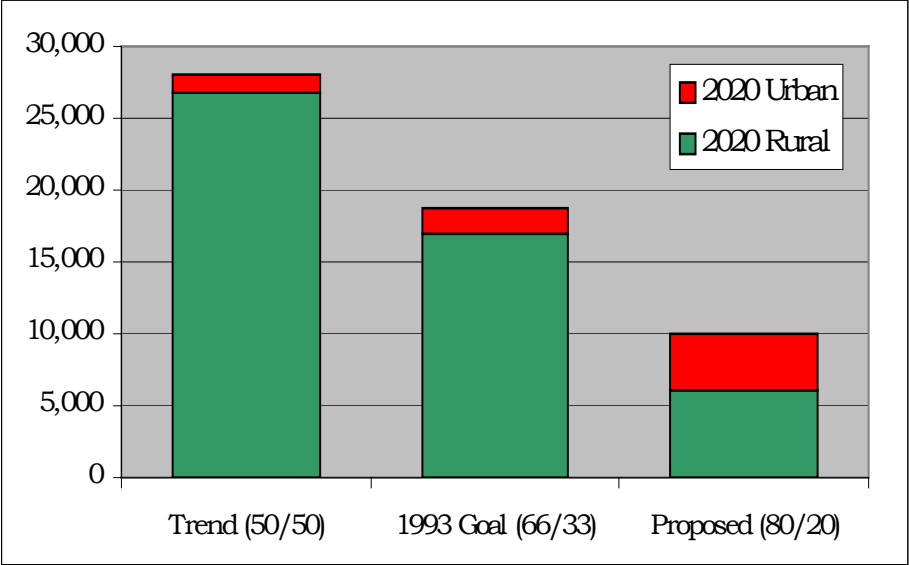


11

SLIDE 11

To better understand what 70,000 acres of land would be—think of it this way. Arlington County is the smallest county in the state of Virginia. It is 27 square miles with a total land mass of approximately 17,280 acres. So, 70,000 acres is 4 times the size of Arlington County.

Projected Land Demands 2000-2020



12

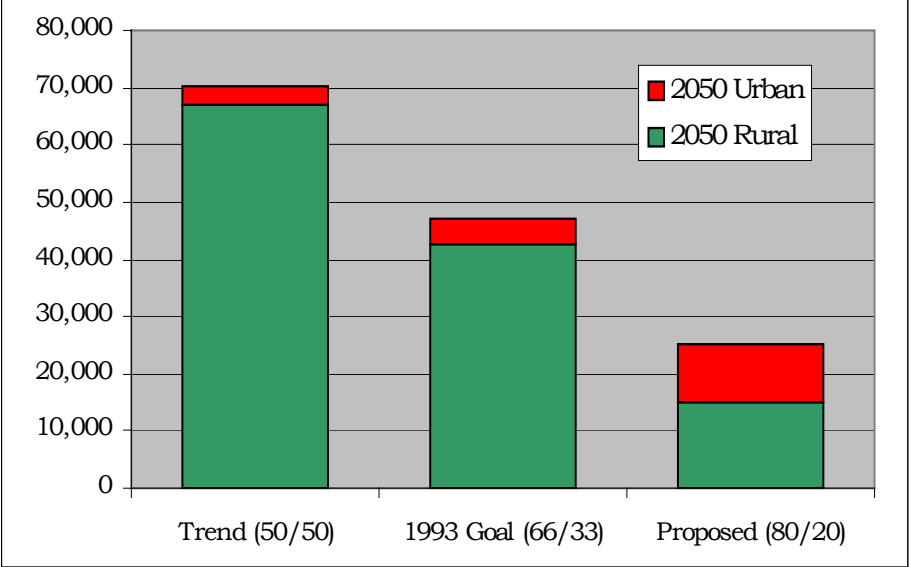
SLIDE 12

Pattern 2 of 1/3 rural and 2/3 urban (stated goal of the 1993 Comprehensive Plan)

Year 2020

- 1) Up to 17,000 acres could be consumed in rural areas
- 2) About 1,800 acres could be needed in the urban areas
- 3) A total of 18,000 acres that may be needed for residential development or the acres of Arlington County plus 720 acres.

Projected Land Demands 2000-2050



13

SLIDE 13

Year 2050

- 1) Up to 42,500 could be consumed in rural areas
- 2) About 4,500 acres could be needed in the urban areas
- 3) A total of 47,000 acres that may be needed for residential development

Pattern 3–20% Rural and 80% Urban

Year 2020

- 1) Up to 6,000 acres could be consumed in the rural areas
- 2) About 4,000 acres within the urban areas
- 3) A total of 10,000 acres may be needed for residential development

Year 2050

- 1) Up to 15,000 acres could be consumed in the rural areas
- 2) About 10,000 acres within the urban areas
- 3) A total of 25,000 acres may be needed for residential development

In order to accommodate the projected population and the goal of the 20/80 pattern, development will need to be concentrated mainly in areas served by public water and sewer that are designated as Urban Growth Areas. These are the areas around the City of Harrisonburg, the Towns, and McGaheysville and Massanutten.

Assuming that approximately 315,000 acres of undeveloped land remains in the County (not including national forest and national park land), this pattern of development will leave approximately 305,000 acres remaining available for agriculture and rural development in the year 2020 and roughly 290,000 acres available in 2050.

This is the direction that the Citizens Advisor Committee supports. This is the direction that the Planning Commission supports. This is what is proposed in the Comprehensive Plan before you.

Mr. Chris Runion will continue the presentation.

Comprehensive Plan for 2020 and Beyond

Conceptual Maps

Land Use

Transportation

14

SLIDE 14

Conceptual Land Use and Transportation Maps

The conceptual land use plan maps show the general pattern and timing of future land uses for each defined Urban Growth Area, using the 80% urban and 20% rural plan.

The objective is to concentrate development where it can be efficiently serviced by public water and sewer. Development would be phased over a fifty-year period. NOTE that not all land inside the Urban Growth Boundary would be developed.

In addition to the Conceptual Land Use Plan maps are Conceptual Transportation Plan maps for the same years.

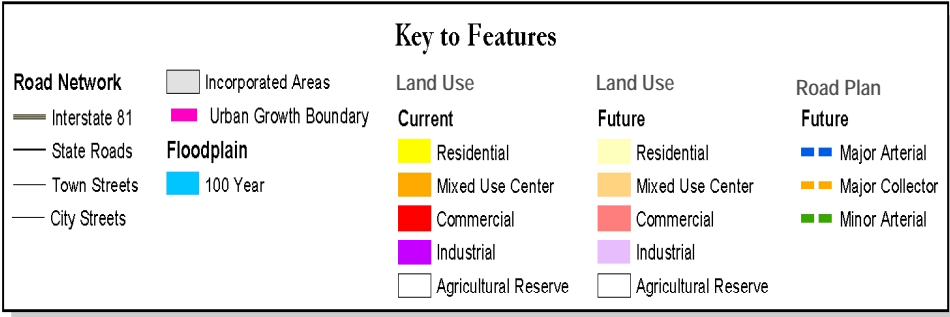
These maps show the location of planned, major improvements to existing roads, as well as new road links that will be needed in order to serve the planned land uses.

The road network is planned to be expanded only to serve new development in accord with this plan, and not to promote new development that would not otherwise occur.

Comprehensive Plan for 2020 and Beyond

Land Use

MAP LEGEND



SLIDE 15

Land Use Categories

Each has specific policy guidelines for land development and infrastructure.

Urban Growth Areas. The designated Urban Growth Areas adjacent to growing unincorporated areas, such as McGaheysville and Massanutten, plus the Towns and City, are areas that are planned for public infrastructure expansion and urban growth.

For most Towns, these Urban Growth Areas are potential future annexation areas. Mt. Crawford, along with Dayton and Bridgewater, are all contained within the Urban Growth Area around Harrisonburg. Broadway, Elkton, Grottoes, and Timberville each has a separate Urban Growth Area.

An Urban Growth Area is intended to provide a sharp distinction between urban and rural uses and to aid in the protection of the County's rural character over the next fifty years.

Higher urban development densities allow the Agricultural Reserve, in the remainder of the County, to continue as a rural, predominantly agricultural, area.

Agricultural Reserve. The Agricultural Reserve is planned for continued agricultural use and uses that support agriculture. It also contains already existing residences and rural centers that are served by wells and septic systems.

Environmental Resource Area. The Environmental Resource Area encompasses 100-year floodplains and steep wooded slopes, primarily adjacent to the National Park and Forest. The County may pursue the development of trail systems within the Environmental Reserve.

Greenways. The 100-year floodplains within the Urban Growth Areas are designated as greenways. A system of bicycle and walking trails is planned within the greenways to provide recreational and alternative transportation.

Historic Preservation Area. The Historic Preservation Area is defined by the boundaries of the Cross Keys and Port Republic Battlefield. The agricultural uses within this area would be of similar character to those in the Agricultural Reserve.

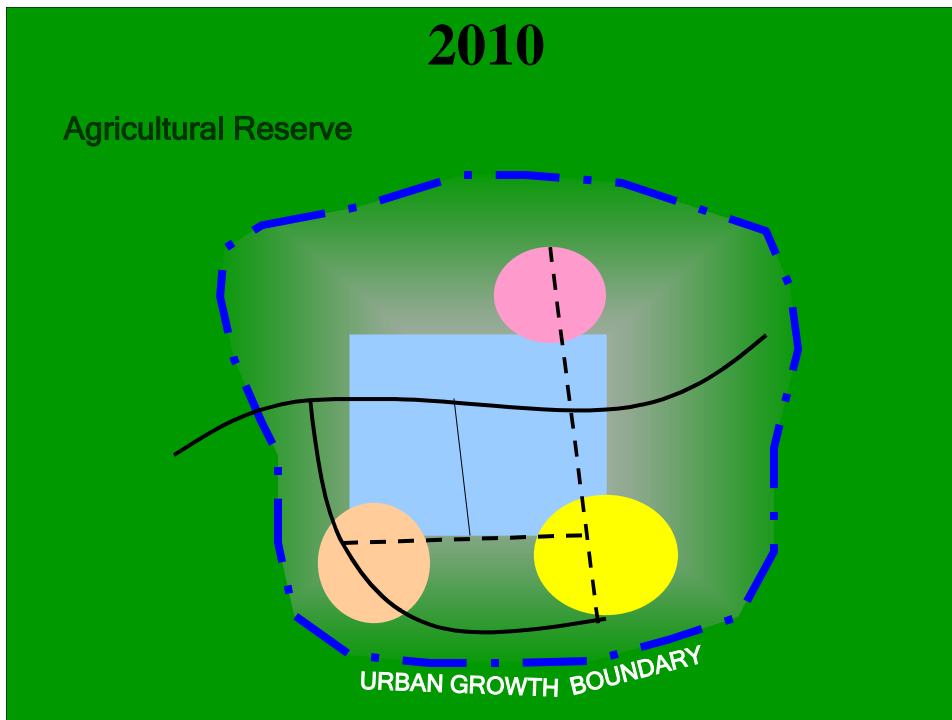
Community Residential. Community Residential Areas are concentrated in the Urban Growth Areas and are planned for a variety of housing types. These will:

- be developed at a net density of 2 to 6 dwelling units per acre
- be served by public water and sewer systems
- have interconnected streets
- have a system of bicycle and pedestrian paths, and buggy lanes when appropriate
- contain parks and civic uses (churches, schools, recreation centers, cultural amenities)
-

Mixed Use Center. Located within the Community Residential Areas, the Mixed Use Centers will contain a combination of neighborhood retail development, neighborhood park, residential-scale offices, and townhouses and multifamily residential buildings.

Commercial. The Commercial Area is comprised of existing and planned expansions of retail, professional offices, and mixed use areas.

Industrial. Industrial Areas will include manufacturing, distribution centers, wholesale and warehouse establishments, research and development companies, offices, some supporting commercial uses.

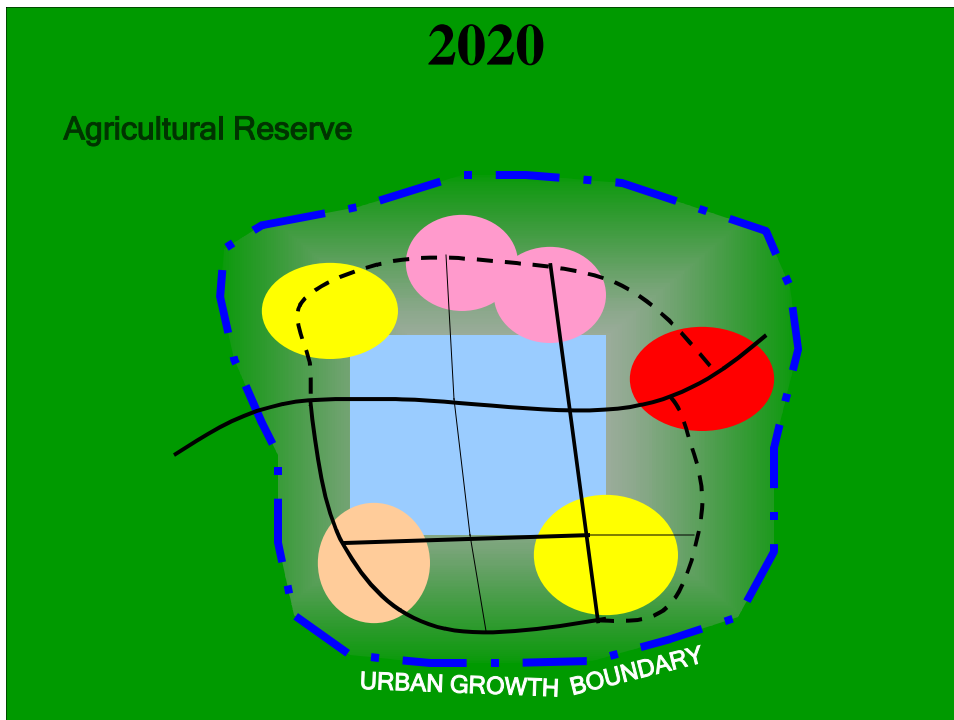
**SLIDE 16**

The typical growth pattern is to develop in and around the towns and city, which are the Urban Growth Areas and where the public water and sewer are located.

The following slides are Conceptual Renderings of Land Use and Transportation Maps, showing the progression of development in response to projected population increases. They do NOT represent any specific community but a general concept of expected change.

2010

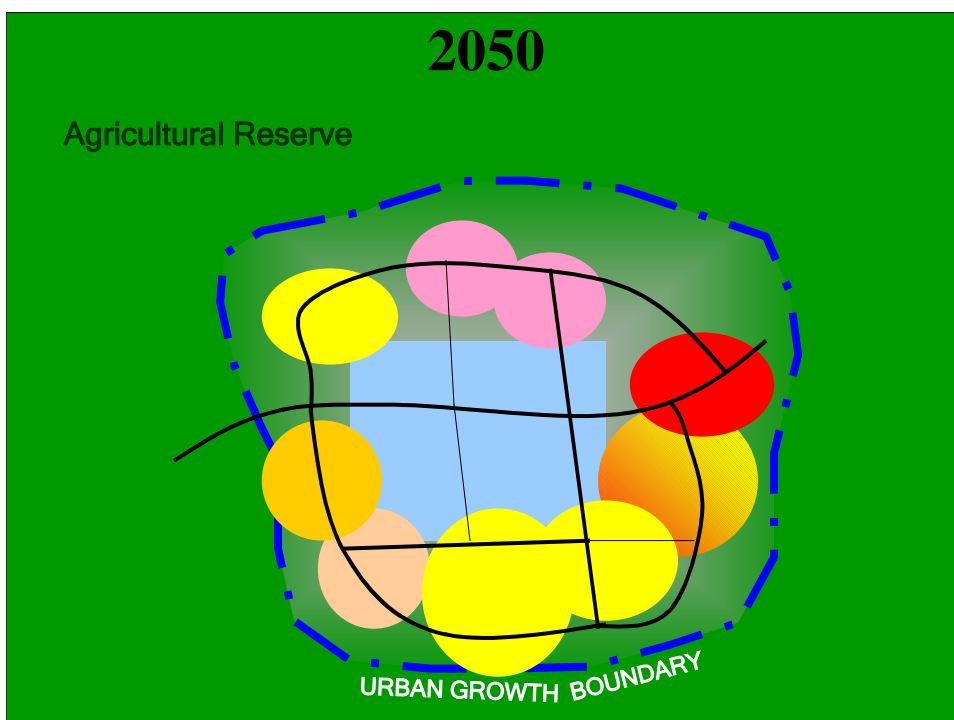
- The blue square represents existing development within a given community
- Additional development, such as residential and industrial, is designated for areas near the community where they can locate on public water and sewer
- An Urban Growth Boundary delineates the area in which public services and development will occur, but the green area, Agricultural Reserve, within this area will remain undeveloped
- The solid lines are existing roads
- Dashed lines are proposed in order to facilitate movement from home to work to shopping



SLIDE 17

2020

- The proposed roads are constructed
- Residential, industrial, and business uses continue, in response to the population increases, housing demands, and jobs available for these residents
- To improve traffic movement due to these increases, roads are proposed to link the community



SLIDE 18

2050

- Roads are built
- Infill development occurs to maintain compact development within the Urban Growth Area
- The various land uses are not intended to expand beyond the UGA

Supervisor Cuevas said the 80/20 estimate for development would still require the cooperation of the seven towns within the County. He pointed out that the family divisions would always be needed because the farmers in the rural areas feel that is their right. He reminded the Board that it has always looked favorably on requests to have houses built on agricultural land for children, grandparents, and other family members.

Mr. Ritchie noted that there are families who want their offspring to be able to live on the land that has been in their family for many years.

Leighton Evans, Green Valley Lane, Mt. Crawford, was concerned about the "loop road" and its purpose. He asked if there had been any discussion regarding the "loop road" possibly becoming part of the I-81 bypass.

Chairman Ahrend explained that the purpose of the public hearing was to give the public an opportunity to express to the Board members their thoughts on the Comprehensive Plan, not an open discussion. He noted that I-81 would be a decision of the Virginia Department of Transportation.

Supervisor Kyger remarked that it had not yet come before the Metropolitan Planning Organization (MPO) Board.

Mr. Evans said two major meetings took place at which 200 people were present when the Board rescinded its approval of the HATS Plan. He said it was put back in a couple of months ago on a vote of 4 to 1. He wanted to know what had precipitated the latter action.

John Phalen, 1268 Cross Keys Road, opposed including a "loop road" in the Plan, noting his concern for lowered quality of life, decreased property values, and the future of the Agricultural and Forestal Districts.

Henry Lilly stated that "a lot of people in the audience are not in favor of the 'loop road.'"

Jan Leach, 3450 Lake Pointe Drive, stated that Cross Keys Battlefield is part of the historical district, and reminded the Board that, over the last eight years, there has "been a major effort to preserve the Shenandoah Valley Battlefields." He said the Comprehensive Plan "threatened the battlefield process with the construction of the southeast bypass through or alongside the Cross Keys Battlefield." He advised that, as a member of the Harrisonburg/Rockingham Historical Society, he hoped the Board would be "good stewards" of the historical areas in the County.

Ruth Stoltzfus Jost, 1370 Lincolnshire Drive, Harrisonburg, applauded the 80/20 mix for new housing but stated that the sprawl that would occur, if a "loop road" were built, would diminish the beauty of the Valley.

W.C. Bedall, Jr., 85 Laurel Street, Harrisonburg, expressed concern about the development that might occur in the battlefield areas. He said he "would speak against that" and hoped "further consideration would be given to remedy the encroachment of development in those areas."

Dewey Arey, 2595 Oak Ridge Road, Harrisonburg, applauded many features of the Plan, including the Goals and Visions. She said she did not know how the rest of the Plan could be developed if the County put a "beltway through the farmland."

Timothy Jost, 1370 Lincolnshire Drive, Harrisonburg, objected to "a big ugly freeway going along the bottom of [his] hill." He said it would destroy the value of his property. He supported "everything else in the Plan."

Tim Liskey, 657 Cross Keys Road, Harrisonburg, said the "loop road could run right through the middle" of his farm and would ruin a large part of his income.

Susan Threewitts, 2462 Mt. Valley Road, Keezletown, said her farm and house had been in her family since the 1800s. She said she did not "want to look out and see a large road in front of the house." She asked the Board to "revisit the issue and make sure agriculture stays active in Rockingham County."

Tom Shehane, 4167 Port Republic Road, said a "beltway" would be expensive and destructive, and he was opposed to it.

Dan Stickley, 1764 Cross Keys Road, Harrisonburg, asked the Board to remove the transportation element from the Plan because "it does not meet the present traffic needs." He suggested the rest of the Plan be adopted and the transportation element be tabled until more information is available.

David Stickler, 3165 Arrowhead Road, Lakewood Subdivision, Harrisonburg, said that the Citizen Advisory Committee on the Plan agreed on the Vision but was divided on the transportation section. He said the Board was "giving up its legislative powers to VDOT" and added, "Thirty miles of a four-lane highway will not provide a better quality of life." He asked the Board to "take the current plan out and use the old one, and get a true east-west solution."

John Eckman, 14 Barristers Row, Staunton, represented the Valley Conservation Council. He said the Council was "proud of some of the things in the Plan." He noted that there was an aggressive goal for designating urban areas. He noted that, with the 80/20 goal, progressive growth would occur where water and sewer are available. He stated that there were many "smart growth" provision in the Plan. He applauded the Board's efforts.

Lorraine Warren Strickler, 1882 Keezletown Road, Harrisonburg, opposed a "loop road." She said that when the large Harrisonburg annexation took place, citizens were promised no development east of I-81. She said she came from Loudoun County where there was "loop road on top of loop road" and the transportation problems had not improved.

Kay Woolf, 1395 Stone Spring Road, Harrisonburg, opposed a "loop road" and said people would still keep using Stone Spring Road even if such a road were to be built.

Kim Sandum, 2879 Rawley Pike, Harrisonburg, said she received a petition with 42 names of people who were unable to get into the room when the Planning Commission held its public hearing on this subject. She said she was concerned that a "loop road" could become an alternate I-81 and added that her concerns were confirmed by a VDOT engineer who told her that, from an engineering standpoint, that could happen.

Bev Carver, 6039 Mirasierra Lane, said she did not have "traffic gridlock" in her area and she did not feel a "loop road" was needed. She said, if the Board put the green line in the Plan, it would give VDOT "the gun to shoot us with."

Ken Patterson, Shenandoah Valley Builders Association, said, "We have prepared and presented to the people a number of programs that were well received regarding smart growth and preservation of farmland and open space." He pointed out that the Plan had been put together through numerous meetings and input from the County citizens. He noted that County staff had "spent countless hours in preparing the document," and two years had been spent in getting to this public hearing. He congratulated the Board on what he considered to be a good Plan.

Michael Renfroe, 6451 Indian Trail Road, said he appreciated the portion of the Plan that would seek to preserve agriculture but asked that the "loop road" be removed from the Plan because "it stands in stark contradiction to the preservation of agricultural land."

Darlene Kemper, 9857 Goods Mill Road, McGaheysville, said her family had lived on their family farm since the 1980s. She opposed a "beltway" and reiterated the concerns of previous speakers.

Julie Burtner Kane, 12239 Rockingham Pike, Elkton, asked that existing roads be improved and expressed her opposition to a "loop road."

Carmeron Cohn said he lived near Edom and noted that the population of Harrisonburg had doubled since he moved to the area in 1971. He said he did not think a "loop road" would fix the problems." He believed rail and bus service would be needed.

Julie Stickley, Route 276, said one-third of Washington, D.C., is taken up by highways. She said growth could be slowed but the County is making it "pleasant" for people to move here and is "providing locations for businesses that have not been built so there will be lots of work." She said she was opposed to a "loop road" which would be situated where she lived.

Mark Strickler, Lakeview Circle, questioned the figures used to forecast the amount of building which would be expected in the future.

Gerald Williams read a statement concerning his agreement with the Plan, noting that it was "detailed and more comprehensive than the current Plan." He said he thought

the goals were "attainable" and noted that whether or not they would be achievable would "depend on the wisdom of the Planning Commission, the Board and staff."

Gene Haas, Massanutten, told how his hometown of Bethlehem, Pennsylvania, was changed from an agricultural area to a busy city because of the highway that was built there. He cautioned that, if a "loop road" were built, more people would move to this area.

Chairman Ahrend closed the public hearing and called the regular session back to order at 8:35 p.m.

Supervisor Cuevas made the following statement. "The Board has heard a lot. After two years of working with the Advisory Committee and the Planning Commission, etc., it will take me a few weeks to sort through the information we have heard tonight and other information we have received from other groups. Everybody has an area that is of interest to them. We want to promote agriculture, but many farmers come to me and say their kids can't make a living out of the farm. You have to bring business to the community. The same farmer who wants protection for agriculture later on wants to sell his farm because that is his retirement. That happens quite often here. A man works for 65 years, his kids don't want the farm and he wants to dispose of the farm so he can live out his life. The poultry industry is the same industry that brings into the community thousands of workers from across the borders and they come into the community and ask the government to provide schools and low-income housing. A lot of them come because we can't find American citizens to do the work. Nowadays 75% of these employees are Hispanic. If we don't have them, the business has to close its doors. Think how contradictory this all is. Nobody wants a mobile home park near their property, but those same people say you have to find low-income housing because that helps sustain agriculture. There are times when it is almost impossible to please both sides. The road seems to be the biggest concern you have. The business and industrial community has needs for a labor force and housing in order to remain profitable and this means the real estate tax can remain at a low level. We want low real estate taxes but we don't want Wal-Mart or other industry to come into the area. It is hard to find the revenue dollars for the needs of the community without bringing those revenues in. You have to try to find those that bring the least amount of impact, but all other localities are trying to do the same thing. I want what is best for Rockingham County and what meets the greatest majority of the desires and economic needs of the population of the County. I am willing to listen to VDOT. There are needs in transportation and for moving traffic that they have brought to us. Sometimes there are pills that are hard to swallow. A lot of people in the County say that the Board of 30 or 40 years ago was stupid

because we could have created a source of water and it would not have cost a penny. The City did its part but the County had the fear that some people would have been negatively affected and the dam was not built. Now, today we sit here wondering what we are going to do about water. I want to hear from VDOT and staff now. This Plan is a guide, but it is something that is needed so people know where things may go in the future."

Supervisor Kyger stated, "Many of the points made tonight have been made over and over again. The Citizens Committee came up with a Plan to improve existing roads. When we took it to the people, they did not want it. When we rescinded the HATS Plan, we rescinded it on a comment made by VDOT for negotiation on the Plan but we did not move forward. VDOT brought us more information, and we put it back. The issues before us compel us to look hard and strong at the basic balance of what we have and how we can preserve it and move forward. There has to be a balance. The foundation of this country was based on limited government involvement. Several speakers spoke of infringing upon those principles. I will not do that, but I will look at this carefully and consider a lot of what was said. But I want to hear what other people have to say. We have to go through the MPO Board. We have heard comments about closing an existing road to through traffic. If we want to improve existing roads, we would be ill advised to close roads. If you live on existing roads, how close do you want a road expanded to your front porch? That is what they did in Charlottesville. In the end, there will be people who are pleased and those who are not."

Supervisor Floyd stated, "We have had numerous meetings where the people of Rockingham County, particularly those in the southeast quadrant, have told us what they think about a loop road. We need a road that will take care of the east-west problem. The problem is not north-south. A tremendous number of people have farms, and it will devastate the County if a loop road goes in. The transportation plan should be taken out of the Comprehensive Plan. We will be looking at the MPO plan. There will be more public hearings. I think we should wait for that. We should not vote to put in a transportation plan that might be obsolete in a year or two. It would give VDOT the go-ahead to do whatever they want to do. If they keep spending the \$20 million to study a road that is not going to be built, why not wait until we see what is on the final plan? Then we can express our opinions on what should be done. I agree with the rest of the Comprehensive Plan. We can't stop growth but we need to control it and make it smart growth. Now we need to step back and leave the transportation part out. We should wait for the MPO study."

Supervisor Breeden noted that one speaker indicated the Board did not listen or care. He assured the citizens that the Board agonizes over many issues. He stated, "A lot of work needs to be done yet. I hope we roll up our sleeves and have some work sessions with staff and VDOT. Together we can come up with something that is best for Rockingham County. We do have a traffic problem. I drive Route 33

and see the traffic on it. Let's give it some time and get the best Plan."

Chairman Ahrend noted that the Board works hard to come up with the right solutions and that they are not always easy to find. He said the Board would look at the Plan and try to make the best decisions.

Chairman Ahrend closed the public hearing and called the regular session back to order at 9:00 p.m.

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PROPOSED RAIL LINE RELOCATION.

In regard to the possibility of relocating a portion of the rail line in the City of Harrisonburg to reduce the amount of traffic through the JMU campus and the congestion created on Reservoir and Main Streets, on motion by Supervisor Cuevas, seconded by Supervisor Kyger and carried by a vote of 5 to 0, voting recorded as follows: AHREND - AYE; BREEDEN - AYE; CUEVAS - AYE; FLOYD - AYE; KYGER - AYE; the Board agreed to contribute \$25,000 for a concepts study to further detail the proposed route.

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INFORMATION ITEMS.

The Board received the following Information Items.

- a. Rent/Lease Payments Report for December 2003.
- b. Building Inspections Report for December 2003.
- c. Letter dated December 30, 2003, from US Marshal reaffirming the Marshals Service support of the Rockingham County Regional Jail.
- d. News articles concerning easing of growth restrictions in Loudoun County.
- e. Letter dated January 8, 2004, from local Workforce Investment Board Directors to Virginia Community College System with their comments regarding the draft documents for the three new/revised WIA policies currently under consideration by the Virginia Workforce Council.
- f. Article questioning the value of recycling from the March 10-16, 2003, edition of *the National Weekly Edition*.
- g. Treasurer's Quarterly Refund Report for the period October 1, 2003, to December 31, 2003.

- h. Letter dated December 23, 2003, from VDOT District Administrator, advising of videoconference scheduled for January 15, 2004, on the two PPTA proposals for improving Interstate 81.

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ADJOURNMENT.

By consensus, the Board adjourned the meeting at 9:00 p.m.

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Chairman